011.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,385,100 /	1,385,100
					USE VALUE:	1,385,100 /	1,385,100
					ASSESSED:	1,385,100 /	1,385,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORSYTH ANN
Owner 2:	
Owner 3:	
Street 1:	33 LOMBARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETERSON KATHLEEN J -
Owner 2:	-
Street 1:	33 LOMBARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,141 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Stucco Exterior and 2934 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8141.000	779,900	7,400	597,800	1,385,100
Total Card	0.187	779,900	7,400	597,800	1,385,100
Total Parcel	0.187	779,900	7,400	597,800	1,385,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.04 | /Parcel: 472.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9127
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	779,600	7400	8,141.	597,800	1,384,800	1,384,800	Year End Roll	12/18/2019
2019	101	FV	585,800	7400	8,141.	631,000	1,224,200	1,224,200	Year End Roll	1/3/2019
2018	101	FV	576,400	7400	8,141.	465,000	1,048,800	1,048,800	Year End Roll	12/20/2017
2017	101	FV	576,400	7400	8,141.	445,000	1,028,800	1,028,800	Year End Roll	1/3/2017
2016	101	FV	576,400	7400	8,141.	411,800	995,600	995,600	Year End	1/4/2016
2015	101	FV	536,000	7400	8,141.	345,400	888,800	888,800	Year End Roll	12/11/2014
2014	101	FV	536,000	7400	8,141.	337,400	880,800	880,800	Year End Roll	12/16/2013
2013	101	FV	390,100	5100	8,141.	321,500	716,700	716,700		12/13/2012

!1030!

PRINT

Date	Time
12/10/20	16:42:36

LAST REV

Date	Time
03/27/18	11:57:04
apro	
1030	

USER DEFINED

Prior Id # 1:	9127
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON KATHLE	60063-306		9/21/2012		960,000	No	No		
PETERSON KATHLE	51778-306		10/10/2008	Family	1	No	No		
PETERSON KATHLE	33445-489		8/19/2001	Family	1	No	No		
KLINZING KURT	27822-531		10/30/1997		281,550	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2013	753	Re-Roof	4,250	C				
5/28/2013	741	Solar Pa	23,375	C				
10/26/2012	1421	Manual	30,000	C				
10/14/2003	919	Addition	25,000			G6	GR FY06	NEW LR OVER EXSTG
1/4/2001	24	Addition	200,000	C				749 S/F ADDITIONS-
5/22/1998	312	Manual	3,915					GAR ROOF/DOOR/VENT
5/9/1996	172	Manual	3,000			G6	GR FY06	REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Inspected	BS	Barbara S
2/18/2018	MEAS&NOTICE	KB	Kevin B
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
6/13/2013	Measured	JBS	JOHN S
4/26/2013	Info Fm Prmt	EMK	Ellen K
5/14/2009	Measured	372	PATRIOT
11/19/2008	Meas/Inspect	163	PATRIOT
7/19/2005	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8141		Sq. Ft.	Site		0	90.	0.82	10									597,809						597,800	

Total AC/HA: 0.18689 | Total SF/SM: 8141 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 597,809 | Spl Credit | Total: 597,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11218858
Const Adj.:	1.01989794
Adj $ / SQ:	147.461
Other Features:	112030
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	817466
Depreciation:	37603
Depreciated Total:	779862

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

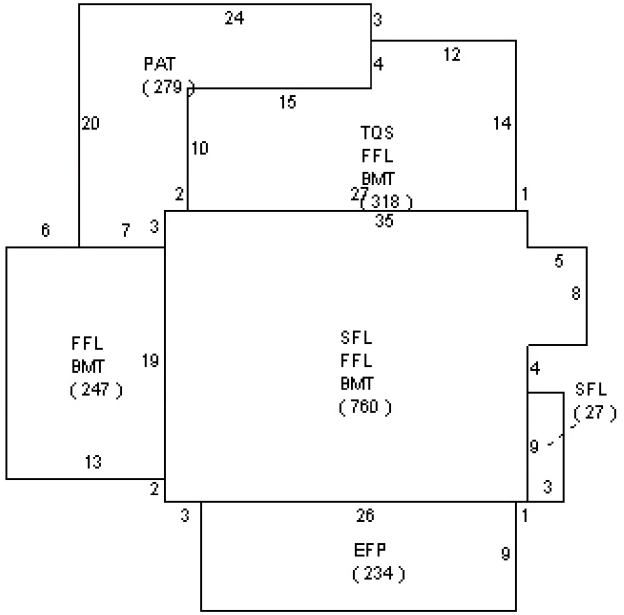
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	215.29
Special Features:	0	Val/Su Net:	189.76
Final Total:	779900	Val/Su SzAd	343.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,325	77.420	102,578
FFL	First Floor	1,325	147.460	195,386
SFL	Second Floor	708	147.460	104,447
PAT	Patio	279	3.670	1,023
TQS	3/4 Story	239	147.460	35,170
EFP	Enclos Porch	234	39.630	9,274

Net Sketched Area:	4,110			Total:	447,878
Size Ad	2271.8	Gross Are	4268	FinArea	2934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1909	26.56	T	30	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400